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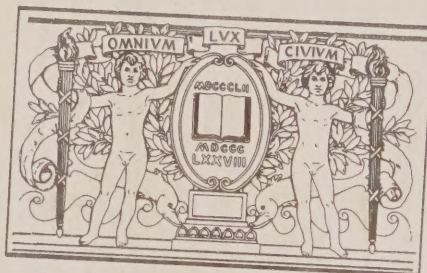
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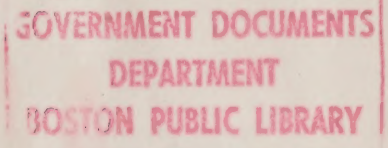
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A THUMBNAIL SKETCH OF CHARLESTOWN

Boston Redevelopment Authority
Research Department

August 1984

Raymond L. Flynn, Mayor
City of Boston


Stephen Coyle, Director
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Population and Housing

In 1980, Charlestown's population was 13,364, down almost 2,000 persons or 13 percent, since 1970. A small neighborhood, its population made up only 2.4 percent of the Boston total. The median age was 30.7 years, one and a half years more than the city median. Twelve percent of the residents were over 65 in 1980. The area is overwhelmingly (98 percent) white, and over 60 percent Irish.

Like the rest of the city, Charlestown has experienced a decline in family households and an increase in the number of households in which unrelated people live together. Family households fell from 72 percent of all households in 1970 to 59 percent in 1980; nonfamily households went up to 41 percent from 28 percent. Over a third of all occupied housing units in 1980 housed only one person.

Two-thirds of Charlestown's adults had finished high school, an improvement over the 1970 figure of only 54 percent. One-quarter of the 1980 residents had completed some college work or had a college degree.

Sixty-one percent of Charlestown inhabitants 16 and over were in the labor force in Spring of 1980. Of these, 7.7 percent were unemployed, a rate considerably above the Boston 6.1 percent figure. Those working concentrated in the manufacturing, retail trade, public administration, and finance, insurance and real estate industries. The decade has seen more than a doubling in the percentage of employees holding professional, technical and managerial jobs (from 12 to 26 percent). Clerical workers remained about the same (27 percent), but the proportions of skilled blue-collar workers and operatives declined substantially to 8 and 5½ percent of employed persons. Only 62 percent of Charlestown resident workers reported holding jobs in the City of

Boston; many worked outside Suffolk County or did not specify their place of work. Thirty-eight percent used public transportation to get to work, 19 percent walked, and 41 percent drove or carpooled.

The median family income of Charlestown residents in 1979 was \$16,938, close to the City figure of \$16,062. Charlestown was among the small group of neighborhoods in which the median family income kept pace with or exceeded inflation in the 1969 to 1979 period. In this case, Charlestown's median increased 92 percent, compared to the Consumer Price Increase of 94 percent. Over 500 families fell below the poverty level (\$7,412 for a family of four), resulting in a poverty rate of 16 percent, close to the city rate. The poverty rate for unrelated individuals was 20 percent, well below the 26½ percent Boston rate for that group.

The Census Bureau counted 6,121 housing units in Charlestown in 1980; 869, or 14 percent, were vacant, 454 of these were boarded up. The high vacancy rate is attributable to the many vacant and boarded-up Boston Housing Authority units. The BHA has 1,149 family units in the 40-year-old Charlestown project and another 96 units (General Warren Apartments, 1972) for elderly persons on scattered sites.

Of all occupied housing, two-thirds was rented. The median contract rent was \$157, a 12 percent real dollar increase over the 1970 median. The median 1980 value of single-family, non-condo, owner-occupied units was \$36,224, up 53 percent in real dollars since 1970. This increase lagged only South End and Fenway-Kenmore.

Beginning in 1979, 26 small buildings (9 units or less) were converted into 93 condominium units by 30 June 1983. The locations were diverse except for groups of six buildings on Main Street and five on

Monument Square.

Three-quarters of the Charlestown housing stock is in structures built before 1940. Half of the rental housing stock is in three and four unit structures, and another quarter is in buildings of five or more units.

Charlestown Housing Values and Property Taxes

Housing Markets

Housing values in Charlestown have grown at a remarkable rate over the past two and a half decades. The 1955-1975 growth rate was the strongest in the City. Between 1975 and 1979 only the Downtown, Fenway-South End, and Back Bay-Beacon Hill wards saw greater proportionate price increases. A dollar's worth of average residential real estate in 1955 was worth \$5.19 in 1975 (the City average was \$2.49) and \$7.29 in 1979 (City average \$3.33). This represents an average annually compounded growth rate of 8.3 percent, 1955-79. This surge in market values began in the early 1960s with urban renewal and the demolition of many structures. Charlestown's housing stock has risen since then, but has not yet attained its 1960 level.

Number of Dwelling Units in Charlestown

<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>
6,957	6,440	5,119	6,121

Source: U.S. Census of Population and Housing, 1980.

Average Market Values for Charlestown Properties

	<u>One-Family</u>	<u>Two-Family</u>	<u>Three-Family</u>	<u>Condo</u>
1975	\$21,260	\$23,664	\$28,818	
1980	36,224			
1983	57,044	66,028	75,149	\$71,913
# Properties 1983	977	521	453	91

Sources: 1975 - BRA Research
 1980 - U.S. Census of Population and Housing, owner-occupants' judgement
 1983 - Boston Assessing Department.

Residential Property Taxes

The combination of rapid value growth and static assessed values combined to give Charlestown the lowest effective tax rates in the City prior to the beginning of "phase-in" equalization in 1980. Average single-family home property taxes were \$671 in FY1978. If equalization had been accomplished in that year, taxes would have jumped to \$2,170 without classification, or to \$1,582 with classification. Uncertainties over future taxes were resolved in June, 1983 with the certification of revaluation. Proposition 2½ had intervened to reduce Boston's levy by nearly 30 percent between FY1981 and FY1983 so that the feared tax hike was quite moderate. Average single-family home taxes were \$875 in FY1984.

Businesses and Jobs in Charlestown

In 1981, 223 business establishments with about 6,600 employees were located in Charlestown (zip code area 02129). The area specialized in manufacturing. In particular, five large food processing plants accounted for about 2,400 jobs. However, two of those plants--Revere Sugar Company and Schrafft Candy Company--closed this year and eliminated about 1,200 jobs. H.P. Hood, Inc. and Amstar Corporation are the two largest remaining manufacturing establishments.

The other specialties of Charlestown are transportation services (650 jobs), wholesale trade (540 jobs) and educational services (370 jobs, including Bunker Hill Community College).

BOSTON NEIGHBORHOOD BUSINESS PATTERNS
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY TYPE OF BUSINESS, 1981

ZIP CODE AREA 02129

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	AGRI. & MINING	0	0
	CONSTRUCTION	17	371
15	GENERAL CONTRACTORS	6	112
16	HEAVY CONSTRUCTION	0	0
17	SPECIAL TRADE CONTRACTORS	11	259
	MANUFACTURING	29	3,206
20	FOOD & KINDRED PRODUCTS	7	2,391
21	TOBACCO MANUFACTURES	0	0
22	TEXTILE MILL PRODUCTS	1	7
23	APPAREL & OTHER TEXTILE	3	210
24	LUMBER & WOOD	1	14
25	FURNITURE & FIXTURES	0	0
26	PAPER & ALLIED PRODUCTS	2	79
27	PRINTING & PUBLISHING	6	163
28	CHEMICALS	1	14
29	PETROLEUM & COAL PRODUCTS	1	7
30	RUBBER & PLASTICS	2	21
31	LEATHER	1	34
32	STONE, CLAY & GLASS	2	181
33	PRIMARY METALS	0	0
34	FABRICATED METAL	2	79
35	MACHINERY EX. ELECTRICAL	1	7
36	ELECTRIC & ELECTRONIC EQUIPMENT	0	0
37	TRANSPORTATION EQUIPMENT	0	0
38	INSTRUMENTS	0	0
39	MISCELLANEOUS MANUFACTURING	0	0
	TRANSP. & PUB. U.	10	804
41	LOCAL TRANSIT	0	0
42	TRUCKING & WAREHOUSING	6	39
44	WATER TRANSPORTATION	1	2
45	TRANSPORTATION BY AIR	0	0
47	TRANSPORTATION SERVICES	2	657
48	COMMUNICATION	2	106
49	ELECTRIC, GAS & SANITARY SERVICES	0	0

CONTINUED NEXT PAGE

ZIP CODE AREA 02129
CONTINUED

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	32	540
50	WHOLESALE TRADE-DURABLE	17	276
51	WHOLESALE TRADE-NONDURABLE	15	263
	RETAIL TRADE	54	518
52	BUILDING MATERIALS & GARDEN	2	75
53	GENERAL MERCHANDISE STORES	0	0
54	FOOD STORES	10	104
55	AUTOMOTIVE DEALERS & SERVICE	2	9
56	APPAREL & ACCESSORY STORES	3	7
57	FURNITURE & HOME FURNISHINGS	1	2
58	EATING & DRINKING PLACES	23	184
59	MISCELLANEOUS RETAIL	13	137
	FINANCE-INS.-R.E.	10	75
60	BANKING	1	7
61	CREDIT AGENCIES	2	14
62	SECURITY, COMMODITY BROKERS	1	34
63	INSURANCE CARRIERS	2	5
64	INSURANCE AGENTS, BROKERS	1	2
65	REAL ESTATE	2	9
66	COMBINED REAL ESTATE-INSURANCE	1	2
67	HOLDING & OTHER INVESTMENT	1	2
	SERVICES	62	1,084
70	HOTELS & OTHER LODGING	1	2
72	PERSONAL SERVICES	8	25
73	BUSINESS SERVICES	8	98
75	AUTO REPAIR	5	14
76	MISCELLANEOUS REPAIR	1	2
78	MOTION PICTURES	2	5
79	AMUSEMENT & RECREATION	1	2
80	HEALTH SERVICES	8	93
81	LEGAL SERVICES	3	11
82	EDUCATIONAL SERVICES	2	369
83	SOCIAL SERVICES	7	255
84	MUSEUMS	1	14
86	MEMBERSHIP ORGANIZATIONS	10	114
89	MISCELLANEOUS SERVICES	5	81
	NONCLASSIFIABLE ESTABLISHMENTS	8	20
	TOTAL	223	6,618
	PERCENT OF SUFFOLK COUNTY	1.3	1.5

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1981.

Public Investment

Since the 1970s public investment in Charlestown has been dominated by the BRA's activities in the Charlestown Urban Renewal Area and Charlestown Navy Yard and by MassPort's investments in the Moran Cargo Terminal, the Tobin Bridge, and Hoosac Pier. Also important are the State's investment in Bunker Hill Community College.

Since 1978 the BRA has invested nearly \$4 million in the Charlestown Urban Renewal Area (which includes almost all of Charlestown) for street, sidewalk, lighting, utility and public amenity improvements. Another \$3 million in city funds and \$4-6 million in state and federal funds are estimated to be needed to complete the BRA's work in the renewal area. The most important state and federal investment is the \$3.8 million reconstruction of Main Street which was scheduled to begin in 1984.

Over \$8 million has been invested by the BRA since 1978 in the Charlestown Navy Yard. In addition to constructing a new street and utility system in the Yard to support mixed use development, the BRA used federal funds for the construction of a 16-acre park and a public marina. Estimates of future public investment needs to complete the development of the Navy Yard are on the order of \$4-5 million.

From 1973-78 MassPort invested over \$30 million for the modernization of the Moran Cargo Terminal. Since 1978 approximately \$6 million more has been invested in the Terminal. The Moran Terminal is one of MassPort's busier seaport facilities, but land transportation problems, labor disputes and changes in shipping tonnage have reduced overall activity in the Port of Boston. An additional \$2 million in investment is planned by MassPort for the Moran Terminal through 1986.

The Tobin Bridge conveys approximately 25 million vehicles per year. Bridge toll revenues of \$5-6 million per year have been more than sufficient to pay for MassPort's nearly \$30 million in investment in the bridge since 1974. Finally, MassPort has provided more than \$3 million in infrastructure improvements to prepare Hoosac Pier for an office, restaurant and park development.

From the early 1970s through 1978, the state invested over \$20 million for the creation of Bunker Hill Community College. The College includes a library, four classroom and administration buildings, plus an auditorium. An additional \$2.3 million has been proposed by the Governor for the construction of playing fields at the College.

Background on Charlestown Development Activity

Estimated Construction Costs and Space Developed By Year of Completion

A PROFILE OF CHARLESTON DEVELOPMENT \$ 17.84 DRAFT

COST (1983 CONSTANT \$1,000S)

YEAR	OFFICE	RETAIL	MEDICAL	EDUCATIONAL	RECREATION & CULTURAL	PARKING & TRANSPORT	INDUSTRIAL	HOTEL	EXHIBITION	RESIDENTIAL	TOTALS
1975					\$343					\$1,303	\$1,646
1976					\$1,955					\$1,043	\$2,998
1977											
1978		\$6,451		\$8,601							\$15,052
1979											
1980											
1981							\$3,757			\$1,384	\$1,384
1982					\$1,876		\$1,100			\$26,520	\$33,592
1983			\$150		\$2,845		\$13,700				\$1,876
1984	\$550										\$4,095
1985	\$17,315	\$2,995			\$4,600	\$1,000				\$7,200	\$21,450
1986	\$35,335	\$3,020			\$1,400	\$12,700				\$14,300	\$40,410
1987	\$3,530	\$1,760			\$750					\$33,000	\$85,455
1988											\$6,040
TOTALS	\$56,730	\$14,226	\$150	\$8,601	\$13,969	\$17,015	\$18,557			\$84,749	\$213,998

A PROFILE OF CHARLESTOWN DEVELOPMENT 8.17.84 DRAFT

NEW, REHAB, AND CONVERSION DEVELOPMENT MAGNITUDES

YEAR	OFFICE (S.F.) (D.U.)	RETAIL (S.F.)	MEDICAL (S.F.)	EDUCATIONAL (S.F.)	RECREATION & CULTURAL (S.F.)	PARKING & TRANSPORT. (CARS)	INDUSTRIAL (S.F.)	HOTEL (ROOMS)	EXHIBITION (S.F.)	RESIDENTIAL (D.U.)
1975										19
1976										16
1977										
1978		90,000		127,000						
1979										
1980										
1981						362	146,000			30
1982										367
1983			17,000				10,500			
1984	20,000						662,000			66
1985	203,601	54,418				92				225
1986	672,080	53,140				1,414				383
1987	58,770	29,380								
1988										
TOTALS	954,451	226,938	17,000	127,000		1,868	818,500			1,106

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8.15.84 DRAFT DEVELOPMENT LIST FOR CHARLESTON

1975	CULTURAL & RECREATIONAL								
	WHITES OF THEIR EYES	\$100,000	TAX	WARD 2	PRECINCT 1		* CHARLESTON	11	
	REHAB BUNKER HILL COMMISSION MUSEUM	\$100,000	EXHPT	WARD 2	PRECINCT 3		* CHARLESTON	12	
1975	RESIDENTIAL								
	REHAB LARKIN HOUSE R-71								
	6 DU	\$240,000	TAX	WARD	PRECINCT		* CHARLESTON	23	
	X-44 AUSTIN/LAURENCE								
	7 DU	\$280,000	TAX	WARD	PRECINCT		* CHARLESTON	24	
	PARCEL R-53A						* CHARLESTON		

YEAR	DESCRIPTION	TAX	WARD	PRECINCT	VALUATION
1976	CULTURAL & RECREATIONAL				45
	REHAB IRONSIDE NATIONAL PARK	\$1,200,000	WARD 2	PRECINCT 2	* CHARLESTOWN
1976	RESIDENTIAL				
	REHAB CHIN HOUSING R-60 16 DU	\$640,000	WARD	PRECINCT	* CHARLESTOWN
1978	RETAIL				
	REHAB THOMPSON SQUARE 10,000 SF	\$500,000	WARD 2	PRECINCT 1	* CHARLESTOWN
	CHARLESTOWN SHOPPING MALL 80,000 SF	\$4,000,000	WARD	PRECINCT	* CHARLESTOWN
1978	EDUCATIONAL				
	BUNKER HILL COMM. COLLEGE/LIBRARY & CAFE 127,000 SF	\$6,000,000	WARD 2	PRECINCT 1	* CHARLESTOWN
1980	RESIDENTIAL				
	CONV. MARY COLBERT APTS. (CHARLESTOWN EDC) 30 DU	\$1,145,000	WARD	PRECINCT	* CHARLESTOWN
1981	TRANSPORTATION & PARKING				
	M1 CONV. BLDG. 40 CHARLESTOWN NAVY YARD 362 CARS	\$3,000,000	WARD 2	PRECINCT 2	* CHARLESTOWN
1981	INDUSTRIAL				
	REHAB ACME BOOKBINDING (EDIC) 22,000 SF	\$700,000	WARD 2	PRECINCT 7	* CHARLESTOWN
	REHAB COSTA FRUIT & PRODUCE (EDIC) 73,000 SF	\$1,500,000	WARD 2	PRECINCT 7	* CHARLESTOWN
	REHAB COLONIAL PAPER CO. (EDIC) 51,000 SF	\$1,200,000	WARD 2	PRECINCT 7	* CHARLESTOWN

H1	CONV. CONSTITUTION QUARTERS (BLDG.#42)	367 DU	\$24,000,000	121A	CHARLESTOWN NAVY YARD	HARD 2 PRECINCT 2	* CHARLESTOWN	271
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1982	CULTURAL & RECREATIONAL							
H2	SHIPYARD QUARTERS MARINA PHASE I	148 SLIPS	\$1,800,000	121A	CHARLESTOWN NAVY YARD	HARD 2 PRECINCT 2	* CHARLESTOWN	313
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1983	MEDICAL							
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CONV. MEDICAL BUILDING	17,000 SF	\$150,000	TAX	THOMPSON SQUARE	HARD 2 PRECINCT 1	* CHARLESTOWN	406	
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1983	CULTURAL & RECREATIONAL							
M4	SHIPYARD PARK PHASE 2 (PIER 4 MARINA)	20 BOATS	\$479,000	EXHPT	CHARLESTOWN NAVY YARD	HARD 2 PRECINCT 2	* CHARLESTOWN	411
M4	SHIPYARD PARK PHASE 1	4 +ACRES	\$2,366,000	EXHPT	CHARLESTOWN NAVY YARD	HARD 2 PRECINCT 2	* CHARLESTOWN	412
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1983	INDUSTRIAL							
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INTN'L ICE CREAM/MOBILES CORP. (EDIC)	10,500 SF	\$1,100,000	TAX	492 RUTHERFORD AVENUE	HARD 2 PRECINCT 7	* CHARLESTOWN	433	
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1984	OFFICE							
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CHARLESTOWN COOPERATIVE BANK	20,000 SF	\$550,000	TAX	THOMPSON SQUARE	HARD 2 PRECINCT 1	* CHARLESTOWN	481	
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1984	INDUSTRIAL							
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H2	H.P. HOOD, INC. (EDIC)	100,000 SF	\$13,700,000	PILOT	500 RUTHERFORD AVENUE	HARD 2 PRECINCT 7	* CHARLESTOWN	535
M2	REHAB H.P. HOOD, INC. (EDIC)	562,000 SF		PILOT	500 RUTHERFORD AVENUE	HARD 2 PRECINCT 7	* CHARLESTOWN	536
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1984	RESIDENTIAL							
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CONV. OLD CHARLESTOWN HIGH SCHOOL					30 MONUMENT SQUARE	* CHARLESTOWN		

H2	SHIPWAY QUARTERS PHASE 1 21 DU \$3,300,000 121A	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	578
1985	OFFICE			
H2	CONSTITUTION PLAZA(MASSPORT) 160,000 SF \$15,000,000 PILOT	HOOSAC PIER WARD 2 PRECINCT 1	* CHARLESTOWN	581
H2	CONV. CHARLESTOWN NAVY YARD BLDG. #36 43,601 SF \$2,315,000 LEASE	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	586
1985	RETAIL			
H2	CONSTITUTION PLAZA RESTAURANT(MASSPORT) 10,000 SF \$1,000,000 PILOT	HOOSAC PIER WARD 2 PRECINCT 1	* CHARLESTOWN	589
H2	CONV. CHARLESTOWN NAVY YARD BUILDING 36 18,732 SF \$995,000 LEASE	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	592
	CONV. BUILDING 120 RESTUARANT 25,686 SF \$1,000,000	CHARLESTOWN NAVY YARD WARD PRECINCT	* CHARLESTOWN	593
1985	CULTURAL & RECREATIONAL			
H2	SHIPYARD QUARTERS MARINA PHASE II 400 SLIPS \$4,800,000 121A	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	603
1985	TRANSPORTATION & PARKING			
H3	CONV. BOSTON FILTER SITE PARKING(PERTINI) 92 CARS \$1,000,000 TAX	MAIN & DEVENS STREETS WARD PRECINCT	* CHARLESTOWN	613
1985	RESIDENTIAL			
H2	SHIPWAY QUARTERS PHASE 2 27 DU \$3,200,000 121A	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	626
H2	CITY SQUARE ELDERLY(ST. MARYS GRAMMAR SCH 89 DU \$3,500,000 TAX	WARREN, WINTHROP, & PARK STREETS WARD 2 PRECINCT 3	* CHARLESTOWN	639
H2	CONV. CITY SQUARE ELDERLY(ST. MARYS GRAMMAR SCH 31 DU \$1,100,000 TAX	WARREN, WINTHROP, & PARK STREETS WARD 2 PRECINCT 3	* CHARLESTOWN	640
H3	BOSTON FILTER SITE CONDOMINIUMS(PERINI) 78 DU \$6,500,000 TAX	MAIN & DEVENS STREETS WARD PRECINCT	* CHARLESTOWN	648
H3	CONV. BOSTON FILTER SITE CONDOMINIUMS(PERINI) TAX	MAIN & DEVENS STREETS WARD PRECINCT	* CHARLESTOWN	649

1986 OFFICE

M2 CONV. BUILDING #149 633,200 SF	\$33,000,000	MIXED	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	659
M2 CONV. BUILDING 33 21,880 SF	\$1,315,000	LEASE	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	662
M2 CONV. BUILDING 34 17,000 SF	\$1,020,000	LEASE	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	663

1986 RETAIL

M4 CONV. IND. QUARTERS RESURANT (BLDG. #197) 5,000 SF	\$350,000	121A	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	670
M2 CONV. BUILDING # 149 28,700 SF	\$1,500,000	MIXED	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	673
M2 CONV. BUILDING 33 10,940 SF	\$660,000	LEASE	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	674
M2 CONV. BUILDING 34 8,500 SF	\$510,000	LEASE	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	675

1986 CULTURAL & RECREATIONAL

M4 SHIPYARD PARK PHASE 3(DRYDOCK PROXIMATE) 7 ACRES	\$1,400,000	EXMPT	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	679
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1986 TRANSPORTATION & PARKING

CONV. BLDG. #199 1,200 CARS	\$10,000,000	MIXED	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	687
M4 CONV. INDEPENDENCE QUARTERS (BLDG. #197) 134 CARS	\$1,700,000		CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	690
M3 TONTINE CRESCENT PARKING 80 CARS	\$1,000,000	TAX	MAIN, LEE, MINTHROP, & WARREN STREETS WARD PRECINCT	* CHARLESTOWN	691

1986 RESIDENTIAL

CONV. INTREPID QUARTERS (ELDERLY)(BLDG. #104) 50 DU	\$3,000,000	121A	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	700
CONV. WARREN QUARTERS (ELDERLY)(BLDG. #103) 112 DU	\$7,000,000	121A	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	706

M4	141 DU	\$15,000,000	121A	WARD 2 PRECINCT 2		707
	INDEPENDENCE QUARTERS TOWNHOUSES					
	13 DU	\$2,000,000	121A	CHARLESTOWN NAVY YARD	* CHARLESTOWN	708
				WARD 2 PRECINCT 2		
M3	REHAB TONTINE CRESCENT RENTAL APTS.			MAIN, LEE, WINTHROP, & WARREN STREETS	* CHARLESTOWN	709
	15 DU	\$1,000,000	TAX	WARD PRECINCT		
M3	TONTINE CRESCENT CONDOMINIUMS			MAIN, LEE, WINTHROP, & WARREN STREETS	* CHARLESTOWN	710
	52 DU	\$5,000,000	TAX	WARD PRECINCT		
1987	OFFICE					
M2	CONV. BUILDING 39			CHARLESTOWN NAVY YARD	* CHARLESTOWN	716
	41,770 SF	\$2,510,000	LEASE	WARD 2 PRECINCT 2		
M2	CONV. BUILDING 38			CHARLESTOWN NAVY YARD	* CHARLESTOWN	717
	17,000 SF	\$1,020,000	LEASE	WARD 2 PRECINCT 2		
1987	RETAIL					
M2	CONV. BUILDING 39			CHARLESTOWN NAVY YARD	* CHARLESTOWN	724
	20,880 SF	\$1,250,000	LEASE	WARD 2 PRECINCT 2		
M2	CONV. BUILDING 38			CHARLESTOWN NAVY YARD	* CHARLESTOWN	725
	8,500 SF	\$510,000	LEASE	WARD 2 PRECINCT 2		
1987	CULTURAL & RECREATIONAL					
M4	SHIPYARD PARK PHASE 4 (PIER 3 BULKHEAD)			CHARLESTOWN NAVY YARD	* CHARLESTOWN	731
	275 LN. FT.	\$750,000	EXPT	WARD 2 PRECINCT 2		

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